

**AGENDA**



**Recommendation for Council Action**

Austin City Council	Item ID	67273	Agenda Number	16.
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Meeting Date:	2/9/2017	Department:	Neighborhood and Community Development
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**Subject**

Approve a resolution acknowledging that the proposed affordable multi-family development to be called the Mueller Apartments, located at the future corner of Philomena and Tilley Streets in the Robert Mueller Municipal Airport Redevelopment Area, is located one mile or less from a development serving the same type of household (District 9).

**Amount and Source of Funding**

No City of Austin or Austin Housing Finance Corporation funding is required for this action.

**Fiscal Note**

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	
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For More Information:	Rosie Truelove, NHCD Interim Director, 512-974-3064; David Potter, NHCD Program Manager, 512-974-3192
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Council Committee, Boards and Commission Action:	
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MBE / WBE:	
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Related Items:	
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**Additional Backup Information**

If approved, the applicant, Foundation Communities, Inc., or an affiliated entity, will include the attached resolution in its application to the Texas Department of Housing and Community Affairs (TDHCA), for 9% Low Income Housing Tax Credits (LIHTC) for the proposed Mueller Apartments. The LIHTC Application Number is 17113.

The proposed development will be located at the corner of the future Philomena and Tilley Streets in the Robert Mueller Municipal Airport (RMMA) Redevelopment Area. The property is located in District 9.

**Purpose of Resolution**  
 TDHCA rules require that a proposed development seeking tax credits obtain a resolution from the local governing body supporting the application and approving an allocation of tax credits when:

- 1) the proposed new construction of a development is located one linear mile or less from a development that serves the same type of household; and
- 2) that development has received an allocation of Housing Tax Credits within the last three years.

In the case of the Mueller Apartments, another project at RMMA, the Aldrich 51 Apartments, located at 2604 Aldrich Street, was awarded a separate allocation of 4% tax credits in 2015.

Because the proposed Mueller Apartments is less than one linear mile away from the Aldrich 51 Apartments and its award of tax credits was less than 3 years ago, this rule is triggered and, therefore, this resolution is required by TDHCA.